

**ORDINANCE NO. 20190221-041**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4004 CLAWSON ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO TOWNHOUSE AND CONDOMINIUM (SF-6) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to townhouse and condominium (SF-6) district on the property described in Zoning Case No. C14-2018-0123, on file at the Planning and Zoning Department, as follows:

A 1.03 acre tract of land being out of the I. Decker Survey, Abstract No. 8, in Travis County, Texas, being a called 1.0297 acre tract of land as recorded Volume 12283, Page 1004, Real Property Records of Travis County, Texas, said 1.0297 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4004 Clawson Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on March 4, 2019.

**PASSED AND APPROVED**

February 21, 2019

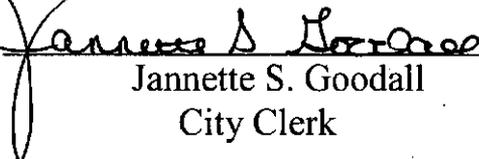
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Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



**FIELD NOTE DESCRIPTION**  
Survey for: James Young

**1.03 ACRE TRACT ±**

Being out of the I. Decker Survey, Abstract No. 8 in Travis County, Texas, being a called 1.0297 acre tract of land, as recorded in Volume 12283, Page 1004, Real Property Records of Travis County, Texas, conveyed to James S. Young, being more particularly described by metes and bounds as follows;

**BEGINNING** at an iron rod set (1/2-Inch diameter) with pink cap stamped "Survey Works" in the apparent west right of way line of Clawson Road, being the northeast corner of said 1.0297 acre tract, being the southeast corner of a called 1.07 acre tract, as recorded in Volume 12160, Page 865, Real Property Records of Travis County, Texas, for the northeast corner of herein described tract, from which an iron rod found (1/2-Inch diameter) bears N 27°12'47" E a distance of 139.74 feet, being the northeast corner of said 1.07 acre tract;

**Thence**, along the west right of way line of Clawson Road common with the east line of said 1.0297 acre tract, S 27°14'41" W a distance of 135.36 feet to an iron rod set (1/2-Inch diameter) with pink cap stamped "Survey Works", being the southeast corner of said 1.0297 acre tract, for the southeast corner of herein described tract;

**Thence**, departing the west right of way line of Clawson Road, along the south line of said 1.0297 acre tract, common with north line of Lot 2, of Debbie Subdivision, as recorded in Volume 85, Page 152A, Plat Records of Travis County, Texas, N 62°25'42" W a distance of 330.58 feet to an iron pipe found (1/2-Inch diameter), being the southwest corner of said 1.0297 acre tract, being the north corner of Lot 1 of said Debbie Subdivision, being a point in the east line of Lot 7, of Johnson Resubdivision of Part of Lots 43, 44, 45 & 46, Theodor Low Heights, as recorded in Volume 39, Page 44, Plat Records of Travis County, Texas, for the southwest corner of herein described tract;

**Thence**, along the west line of said 1.0297 acre tract common with the east line of said Lot 7, N 27°28'53" E a distance of 135.49 feet to an iron pipe found (1/2-Inch diameter), being the northwest corner of said 1.0297 acre tract, being a point on the east line of Lot 5 of said Johnson Resubdivision of Part of Lots 43, 44, 45 & 46, Theodor Low Heights, being the southwest corner of said 1.07 acre tract, for the northwest corner of herein described tract;

**Thence**, along the north line of said 1.0297 acre tract common with the south line of said 1.07 acre tract, S 62°24'18" E a distance of 330.03 feet to the **POINT OF BEGINNING**, in all containing **1.03** acres of land, more or less.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Derek Kinsaul, Registered Professional Land Surveyor.

April 26, 2018

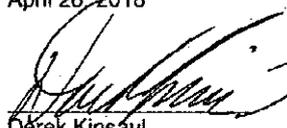
  
Derek Kinsaul  
RPLS No. 6356  
Job #18-0060



Exhibit A





**ZONING**

ZONING CASE#: C14-2018-0123 Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

